

IN RE: PETITION FOR ZONING VARIANCE  
E/S Silver Lane, 526' S of  
the c/l of Marsh Road  
(2101 Silver Lane)  
15th Election District  
5th Councilmanic District  
Walter B. Zielezinski, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-361-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a front setback of 35.5 feet to the street centerline in lieu of the required 75 feet, and a side yard setback of 23.5 feet in lieu of the required 50 feet, for a proposed dwelling in accordance with the Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 2101 Silver Lane, consists of 30,551 sq. ft. zoned R.C. 5 and is improved with a delapidated dwelling which is currently vacant. Said property is located within the Chesapeake Bay Critical Areas near Sue Creek. Petitioners purchased the subject property approximately 18 months ago and now propose removing the existing structure, which has been condemned by Baltimore County, and reconstructing a new single family dwelling in accordance with that depicted in Petitioner's Exhibit 1. Testimony indicated that due to the unique shape of the lot, the proposed improvements cannot be made without the requested variances. Petitioners have reviewed the comments submitted by the Department of Environmental Protection and Resource Management and its Bureau of Water Quality and indicated the proposed development can comply with the conditions contained therein. Further testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the community.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 50C.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3/1/90 day of March, 1990 that the Petition for Zoning Variance to permit a front setback of 35.5 feet to the street centerline in lieu of the required 75 feet, and a side yard setback of 23.5 feet in lieu of the required 50 feet, for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject,

however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated February 20, 1990, and its Bureau of Water Quality comments dated January 26, 1990, attached hereto and made a part hereof.

JENN N. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING  
Date 3/1/90  
By J. Robert Hince

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Date 3/1/90  
By J. Robert Hince

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-361-A

The undersigned, legal owner(s) of the property situated in Baltimore County, Maryland, and made a part hereof, hereby petition for a Variance from Section 100C.14.2 of the Zoning Regulations of Baltimore County to allow a front setback of 35.5 feet to the street centerline and a side yard setback of 23.5 feet in lieu of the required 75 feet and 50 feet, respectively.

1. Mr. Joseph M. Nolan, Assistant Building Engineer, inspected and declared 2101 Silver La. no longer fit for human habitation and has condemned the dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s):  
Walter Bruno Zielezinski  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney's Telephone No.: 410-335-6984

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County, on the 19 day of March, 1990, at 10:30 o'clock.

J. Robert Hince  
Zoning Commissioner of Baltimore County

2. We have looked into other possible building sites on the property using current setback regulations but there was only one site that would allow a 20'x30' home to be built. As you see the 20'x30' site is smaller than the existing 24.3'x30.4' dwelling. (See Site Plan attached). Due to the lot being undersized and in an RC-5 Zoning district creates a hardship for building a larger home of livable size.

3. Looking at the Zoning Map, Scale 1"=200', it's easy to see that if the dwelling known as 2101 Silver La. were to be moved back seventy five feet from the center line of Silver La. (as current setbacks require) it would be out of alignment with the other dwellings in the neighborhood.

4. The existing dwelling has dimensions of 24.3'x30.4' which my wife and I feel is much too small for a future family of five. Without a larger home I have no other reasonable use for the property.

#### ZONING DESCRIPTION

Beginning at a point on the northeastern side of Silver La. which is eighteen feet wide at the distance of five hundred twenty six feet southeast of the centerline of the nearest improved intersecting street Marsh Rd. which is eighteen feet wide. Being Lots 30' 40' 30' in the subdivision of Cedar Beach as recorded in Baltimore County Plat Book CWB Jr. No. 12, Folio #9069, Lot 30' Plat Book CHK No. 13, Folio #59, containing 30,551 square feet. Also known as 2101 Silver La. and located in the #15 Election District.

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th  
Posted for: Variance  
Petitioner: Walter Bruno Zielezinski  
Location of property: E/S Silver Lane, 526' S of Marsh Rd.  
Location of Sign: Facing Silver Lane, across 10' E on roadway, on property of R. H. Hince  
Remarks:  
Posted by: J. Robert Hince  
Date of return: 3/1/90  
Number of Signs: 7

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1990  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb. 22, 1990.

THE JEFFERSONIAN,

S. Zure Orlean  
Publisher

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, will hold a public hearing on the property described herein in Room 109 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on the following date and time:  
Petition for Zoning Variance  
Case number: 90-361-A  
E/S Silver Lane, 526' S of Marsh Road  
2101 Silver Lane  
15th Election District  
20 Councilmanic District  
Petitioner(s): Walter Bruno Zielezinski  
Hearing Date: Monday, March 19, 1990 at 10:30 a.m.  
Variance to allow a front setback of 35.5 feet to the street centerline and a side setback of 23.5 feet in lieu of the required 75 feet and 50 feet, respectively.  
It is noted that the hearing is a public hearing and that anyone is permitted to appear at the hearing and be heard. The Zoning Commissioner will consider any request for a stay of the hearing or any other request for postponement of the hearing only if such request is received in the office of the Zoning Commissioner at least five (5) days prior to the date of the hearing and is approved by the Zoning Commissioner.  
J. ROBERT HINCE  
Zoning Commissioner of Baltimore County  
2370 Feb. 22



receipt  
Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: 8-001-4190  
Number: 883  
Date: 1/05/90  
PUBLIC HEARING FEES  
010 - ZONING VARIANCE (IRL)  
LAST NAME OF OWNER: ZIELEZINSKI  
TOTAL: \$35.00  
B 021\*\*\*\*\*350018 766F  
Please make checks payable to: Baltimore County

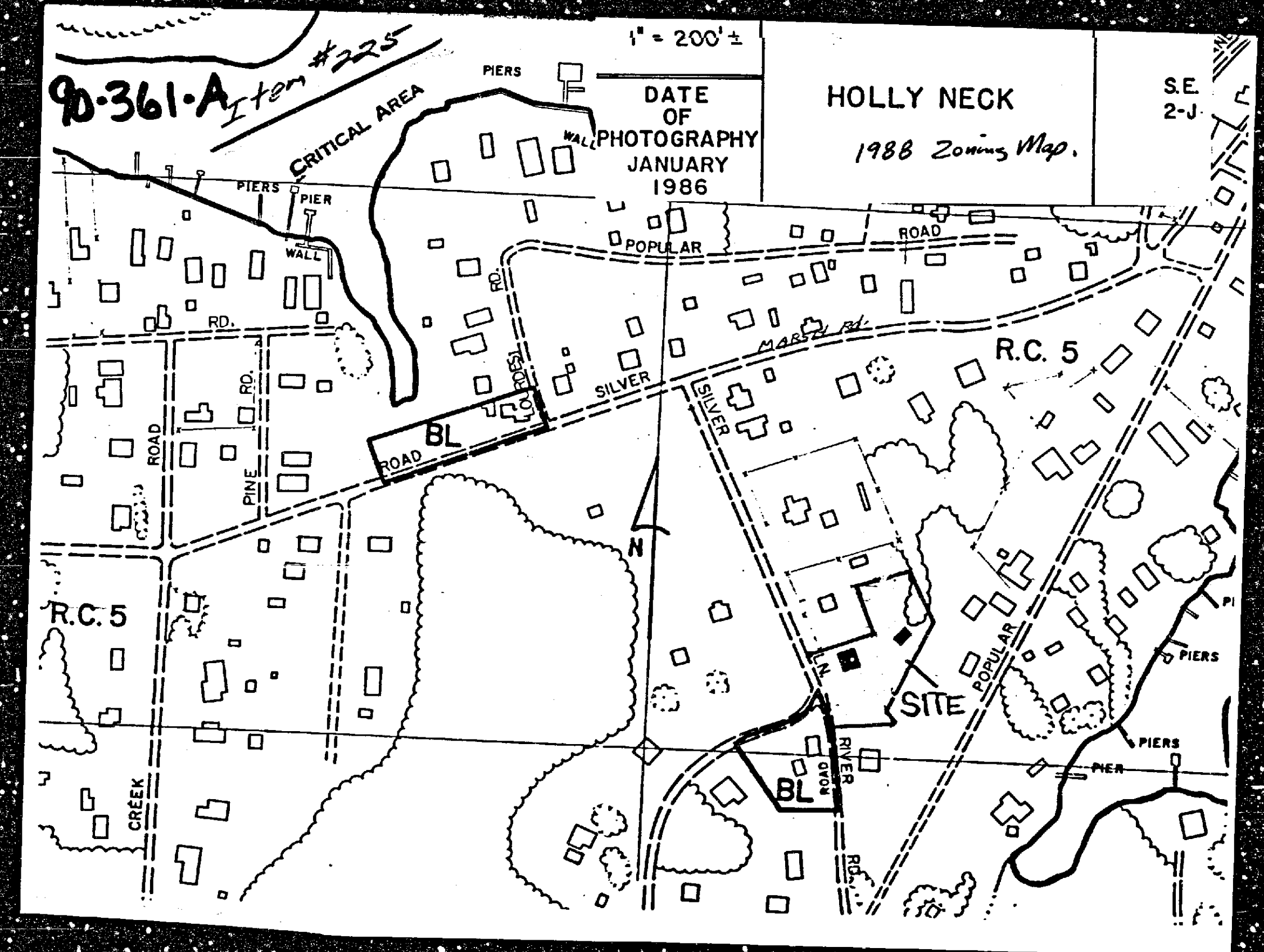
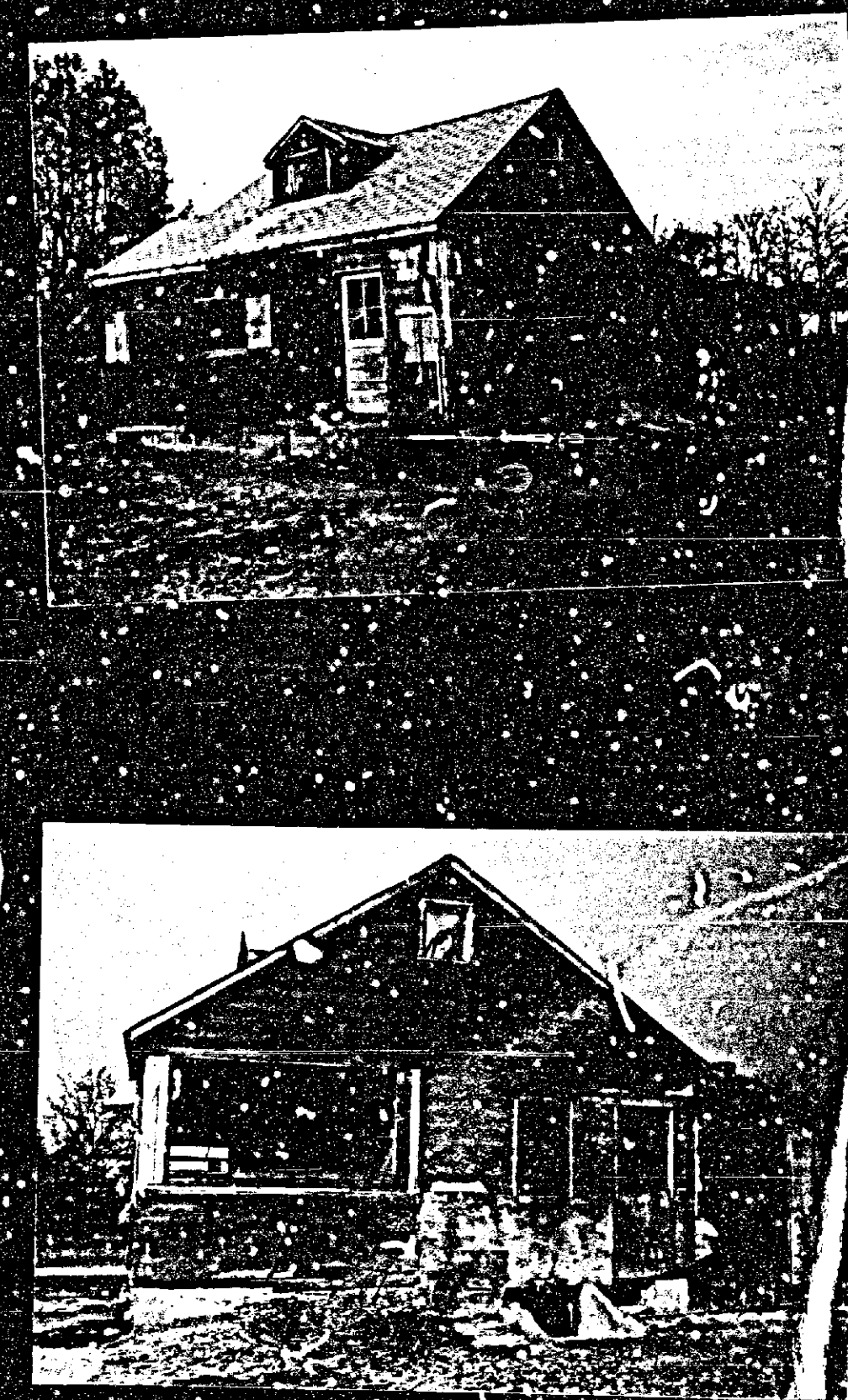
Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner  
DATE: 3-2-90  
Dennis F. Rasmussen  
County Executive  
Re: Petition for Zoning Variance  
CASE NUMBER: 90-361-A  
E/S Silver Lane, 526' S of c/l of Marsh Road  
2101 Silver Lane  
15th Election District - 5th Councilmanic  
Petitioner(s): Walter Bruno Zielesinski  
HEARING: MONDAY, MARCH 19, 1990 at 9:30 a.m.  
Dear Petitioner:  
Please be advised that \$113.90 is due for advertising and posting of the above captioned property.  
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.  
Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.  
Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.  
Very truly yours,  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
JRHigs  
cc: File

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner  
February 5, 1990  
Dennis F. Rasmussen  
County Executive  
NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petition for Zoning Variance  
CASE NUMBER: 90-361-A  
E/S Silver Lane, 526' S of c/l of Marsh Road  
2101 Silver Lane  
15th Election District - 5th Councilmanic  
Petitioner(s): Walter Bruno Zielesinski  
HEARING: MONDAY, MARCH 19, 1990 at 9:30 a.m.  
Variance: To allow a front setback of 35.5 feet to the street centerline and a side setback of 23.5 feet in lieu of the required 75 feet and 50 feet, respectively.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND  
JRHigs  
cc: Petitioner

PLAT FOR ZONING VARIANCE  
OWNER: WALTER B. ZIELEZINSKI  
2101 SILVER LA. / Z1221  
DISTRICT 15, ZONED RC-5  
SUBDIVISION: CEDAR BEACH  
LOTS 30, 40, 45D BOOK NO. 12 FOLIO 90-49  
LOT 50 BOOK NO. 13 FOLIO 59  
PUBLIC WATER / SEPTIC SYSTEM  
THIS PROPERTY IS IN CRITICAL AREA  
PETITIONER'S EXHIBIT 1  
SCALE 1" = 40'  
90-361-A #225  
CRITICAL AREA

CERTIFICATE OF PUBLICATION  
Office of  
THE AVENUE NEWS  
442 Eastern Blvd.  
Baltimore, Md. 21221  
February 22, 1990  
THIS IS TO CERTIFY, that the annexed advertisement of Walter Bruno Zielesinski, Case # 90-361-A, for a Zoning Variance, was published in The Avenue News, a weekly newspaper published in Baltimore County, Maryland once a week for successive week(s) before the 23 day of February, 1990, that is to say, the same was inserted in the issues of February 22, 1990.  
The Avenue Inc.  
pg publisher  
by David Reedwell

Petitioner's Exhibits  
9A & 9B  
Photographs



receipt  
Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Account: 8-001-6150  
Number: 609  
Date: 3/19/90  
PUBLIC HEARING FEES  
080 - Posting Signs/Advertising  
LAST NAME OF OWNER: Zielesinski  
TOTAL: \$113.90  
B 021\*\*\*\*\*11390455195F  
Please make checks payable to: Baltimore County



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 225  
Walter B. Zielesinski Property  
Chesapeake Bay Critical Area Findings

DATE: February 20, 1990

SITE LOCATION

The subject property is located at 2101 Silver Lane in Cedar Beach. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. Walter B. Zielesinski

APPLICANT PROPOSAL

The applicant has requested a variance from section 1A04.3.B.3 of the Baltimore County Zoning Regulations to allow a front setback of 35.5 feet to the street centerline and a side setback of 23.5 feet in lieu of the required 75 feet and 50 feet, respectively."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

COMAR 14.15.10.01.02

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

March 12, 1990

Mr. Walter B. Zielesinski  
4601 Simms Avenue  
Baltimore, MD 21206

RE: Item No. 225, Case No. 90-361-A  
Petitioner: Walter B. Zielesinski  
Petition for Zoning Variance

Dear Mr. Zielesinski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Memo to Mr. J. Robert Haines  
February 20, 1990  
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Sec. 22-213(a)).

Finding: The site is not a waterfront lot and is located outside of the 100 foot buffer.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination..." (Baltimore County Code Sec. 22-98)

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

3. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland of at least 15% COMAR 14.15.02.04 C.(5)."

Finding: The following plant material shall be selected from the enclosed list and planted in addition to existing vegetation to provide a 15% forested cover.

Shrub and small tree list: 12 items - ball and burlap or 2 gallon container size

Tree list: 3 items - minimum 4 foot size

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

4. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" (COMAR 14.15.02.04 C.(7)).

Finding: The sum of all man made impervious areas as shown equals 6% of the lot

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this 1st day of February, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

March 21, 1990

Mr. & Mrs. Walter B. Zielesinski  
4601 Simms Avenue  
Baltimore, Maryland 21206

RE: PETITION FOR ZONING VARIANCE  
2101 Silver Lane, 526' S of the c/l of Marsh Road  
(2101 Silver Lane)  
15th Election District - 5th Councilmanic District  
Walter B. Zielesinski, et ux - Petitioners  
Case No. 90-361-A

Dear Mr. & Mrs. Zielesinski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Ann M. Nastarowicz*  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: Chesapeake Bay Critical Areas Commission  
Towson State Office Building, D-4, Annapolis, Md. 21404

DEPRM

People's Counsel

011a

Memo to Mr. J. Robert Haines  
February 20, 1990  
Page 3

5. Regulation: "Infiltration of storm water shall be maximized throughout the site, rather than directing the flow to single discharge points" (Baltimore County Code, Sec. 22-217(h)(2)).

Findings:

a. Storm water runoff shall be directed from impervious surfaces associated with this plan to pervious areas to encourage maximum infiltration.

b. Rooftop runoff shall be directed through down-spouts and into a seepage pit or Dutch drain to encourage maximum infiltration (see attached information).

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project will be approved. If there are any questions, please contact Mr. David C. Flowers at 887-2904.

*Robert W. Sheesley*  
Robert W. Sheesley, Director  
Department of Environmental Protection  
and Resource Management

RWS:KLC:ju  
Attachment

cc: The Honorable Ronald B. Hickernell  
The Honorable Norman W. Lauenstein  
The Honorable Dale T. Volz  
Mrs. Janice B. Outen  
Mr. David C. Flowers

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Walter B. Zielesinski, Item 225

DATE: February 15, 1990

The Petitioner requests setback Variances for a proposed dwelling. In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for January 30, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 220, 221, and 225.

Revised Item 128 - Elderly Housing - 6348 Frederick Road - Previous County Review Group Plan entitled "Paradise Professional Center" was approved 5-20-88. Due to revision of the site layout and use, a new County Review Group plan will be required for this site.

ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT

1/26/90  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 225, Zoning Advisory Committee Meeting of January 30, 1990

Property Owner: Walter Bruno Zielesinski District: 15

Location: 2101 Silver Lane Sewage Disposal: private

Water Supply: metro

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
  - ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3773, to obtain requirements for such installation(s) before work begins.
  - ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
  - ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
  - ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food use area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
  - ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
  - ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
  - ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
  - ( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
  - ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
  - ( ) Soil percolation tests, have been \_\_\_\_\_, must be \_\_\_\_\_, conducted.
  - ( ) The results are valid until \_\_\_\_\_.
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
  - ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
  - ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_.
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
  - ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
  - ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
  - ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-3762.
- Others: Approval of building permit by this office for construction of new dwelling will be contingent upon reconstruction of sewage disposal system per specifications delineated by this office. For additional information, contact Sue Enright at 887-2762.

*Paul H. Reincke*  
BUREAU OF WATER QUALITY AND RESOURCE  
MANAGEMENT

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500

Paul H. Reincke  
Chief

FEBRUARY 1, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: WALTER BRUNO ZIELESINSKI

Location: #2101 SILVER LANE

Item No.: 225 Zoning Agenda: JANUARY 30, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *John P. Kelly* 2-1-90 Noted and Approved  
Planning Group  
Special Inspection Division

JK/KEK

FEB 6 1990